

**BUILDING STANDARDS COMMISSION**

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# CALIFORNIA BUILDING STANDARDS COMMISSION INFORMATION BULLETIN 22-05

**DATE:** December 21, 2022

**TO:** CBSC INTERESTED PARTIES  
LOCAL BUILDING DEPARTMENTS  
STATE AGENCIES AND DEPARTMENTS

**SUBJECT:** 2022 LEGISLATIVE CHANGES

This information bulletin summarizes the 2022 legislative changes to state laws related to the California Building Standards Commission (CBSC) and state building standards. The statutory changes summarized in this bulletin become effective on January 1, 2023, unless otherwise specified in statute. The links will take you to the *California Legislative Information* website for the complete text on each law.

[AB 209 Energy and climate change \(Committee on Budget, Chapter 251\)](#) Section 8 directs CBSC to consider adoption of safety standards for refrigerants from the American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) and Underwriters Laboratories (UL) currently being developed by the State Fire Marshal (SFM). If not adopted into Title 24, effective July 1, 2024, standards may not be prohibited from being adopted by state or local agencies. <sup>†</sup> Section 31 directs HCD, by January 1, 2025, to submit policy recommendations to the legislature that are designed to ensure that residential dwelling units can maintain the recommended maximum safe indoor air temperature, to be developed in consultation with other agencies as specified. <sup>††</sup>

[AB 682 Planning and zoning: density bonuses: shared housing buildings \(Bloom, Chapter 634\)](#) Makes shared housing buildings eligible for a density bonus without minimum size limitations under specified conditions. <sup>††</sup>

[AB 916 Zoning: bedroom addition \(Salas, Chapter 635\)](#) No local jurisdiction hearing required to increase bedroom count within existing dwelling units. <sup>††</sup>

[AB 1738 Building standards: installation of electric vehicle charging stations: existing buildings \(Boerner-Horvath, Chapter 687\)](#) Mandatory electric vehicle (EV) charging requirements for existing multifamily dwellings and nonresidential buildings undergoing retrofits, additions and alterations. <sup>††</sup>

[AB 2061 Transportation electrification: electric vehicle charging infrastructure \(Ting, Chapter 345\)](#) California Energy Commission (CEC) and Public Utilities Commission (PUC) to develop uptime recordkeeping and reporting standards for EV charging stations that receive state funding incentives or charge ratepayers. <sup>††</sup>

[AB 2075 Energy: electric vehicle charging standards \(Ting, Chapter 346\)](#) Future EV charging standards development by the Building Standards Commission (BSC) and the Department of Housing and Community Development (HCD) must be in coordination with CEC and its published best practices. <sup>†† †††</sup>

[AB 2139 Building standards: local rebuilding plans: state of emergency \(Gallagher, Chapter 184\)](#) Allows use of template floor plans for rebuilding in areas with a state of emergency declaration. <sup>††</sup>

[AB 2164 Disability access: certified access specialist program: funding \(Lee, Chapter 895\)](#) Requires inclusion of small business information relative to financial assistance for physical accessibility improvements. <sup>††††</sup>

[AB 2232 School facilities: heating, ventilation, and air conditioning systems \(McCarty, Chapter 777\)](#) Requires minimum heating, ventilation and air conditioning (HVAC) ventilation rates and minimum efficiency reporting value (MERV) levels for schools, colleges and California universities, and requires development of mandatory standards for carbon dioxide monitors in those same occupancies. <sup>††††</sup>

[AB 2322 California building standards: fire resistance: occupancy risk categories \(Wood, Chapter 284\)](#) The Office of the State Fire Marshal (OSFM) is to develop mandatory building standards for fire resistance based on occupancy risk categories. <sup>†</sup>

[AB 2446 Embodied carbon emissions: construction materials \(Holden, Chapter 352\)](#) The California Air Resources Board (CARB) is to develop a framework for quantifying embodied carbon in building materials and a strategy for achieving a 40% net reduction in greenhouse gas (GHG) emissions by 2035, with benchmarks along the way. <sup>†††††</sup>

[AB 2863 Green building standards: bicycle parking \(Wilson, Chapter 809\)](#) BSC and HCD are to develop mandatory bicycle parking standards independent of vehicle parking spaces for residential and nonresidential occupancies. <sup>††</sup>

[SB 897 Accessory dwelling units: junior accessory dwelling units \(Wieckowski, Chapter 664\)](#) Expands accessory dwelling unit (ADU) laws relative to parking, height, setback, landscape, architectural review and size, etc.; requires that the standards must be objective. <sup>††</sup>

[SB 1194 Public restrooms: building standards \(Allen, Chapter 839\)](#) Allows local ordinance or resolution for design of multiuser all-gender public restrooms between now and when they are mandatory in the California Plumbing Code, Part 5 of Title 24.

[SB 1252 Housing Omnibus Bill \(Senate Committee on Housing, Chapter 632\)](#) Updates existing law to create more affordable housing in California. <sup>††</sup>

As appropriate, CBSC updates the California Building Standards Code (California Code of Regulations, Title 24) with changes resulting from newly enacted legislation. This information bulletin is *not* intended to be a complete digest of all new laws affecting buildings, building standards, and CBSC.

Sincerely,



Mia Marvelli, Executive Director  
Department of General Services, California Building Standards Commission

† Please contact the Office of the State Fire Marshal (OSFM) for further information on bills that have an impact on fire safety:

(916) 568-3800  
Office of the State Fire Marshal—Headquarters  
715 P Street  
Sacramento, CA 95814  
PO Box 944246  
[OSFM website](#)

†† Please contact the Department of Housing and Community Development (HCD) for further information on bills that have an impact on housing:

(800) 952-8356  
Department of Housing and Community Development  
9342 Tech Center Drive, Suite 500  
Sacramento, CA 95826  
[HCD website](#)

††† Please contact the California Energy Commission (CEC) for further information on bills that have an impact on building energy efficiency:

(800) 772-2300  
California Energy Commission  
715 P Street  
Sacramento, CA 95814  
[CEC website](#)

†††† Please contact the Division of the State Architect (DSA) for further information on bills that have an impact on K-12 public schools, community colleges, and building accessibility in public accommodations:

(916) 445-8100  
Division of the State Architect  
1102 Q Street, Suite 5100  
Sacramento, CA 95811  
[DSA website](#)

## California Building Standards Bulletin 22-05

Page 4 of 4

†††† Please contact the California Air Resources Board (CARB) for further information on bills that have an impact on air quality:

(800) 242-4450

California Air Resources Board

1001 I Street

Sacramento, CA 95814

[CARB website](#)